

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PECAN GROVE ESTATES**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Pecan Grove Estates Homeowner's Association, Inc.**

1. The name of the subdivision is Pecan Grove Estates.
2. The name of the association is Pecan Grove Estates Homeowner's Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Pecan Grove Estates Unit One

Recorded on August 24, 1977 under Document No. 19770824000247970 of the Plat Records of Collin County, Texas,

Pecan Grove Estates Unit Two

Recorded on May 3, 1978 under Document No. 19780503000136190 of the Plat Records of Collin County, Texas,

Pecan Grove Estates Unit Three

Recorded on September 21, 1978 under Document No. 19780921000323250 of the Plat Records of Collin County, Texas,

Pecan Grove

Phase I, recorded on or about July 19, 2005, in Volume Q, Page 555 and Document No. 20050719000969780, of the Plat Records of Collin County, Texas,

Phase II, recorded on or about September 24, 2019, under Document No. 2019-647 and July 23, 2020 under Document No. 20200723010002670, of the Plat

Records of Collin County, Texas,

Phase III, recorded on or about August 14, 2020, under Document No. 2020-544 and 20200814010003140, of the Plat Records of Collin County, Texas,

Phase IV, recorded on or about May 9, 2020, under Document No. 2020-350 and June 9, 2020, under Document No. 20200609010002020, of the Plat Records of Collin County, Texas,

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates recorded on or about September 12, 2005, as Document No. 2005-0127245 (or 20050912001272450) of the Real Property Records of Collin County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates, recorded on or about September 22, 2005, as Document No. 200501345055 (or 20050922001340550) of the Real Property Records of Collin County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates, recorded on or about February 4, 2010, as Document No. 20100222000165530 of the Real Property Records of Collin County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates, recorded on or about May 9, 2019, as Document No. 20190509000520190 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Pecan Grove Estates Homeowner's Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230
Allen, Texas 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548
Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Initiation Fee	\$250.00

9. Other information the association considers appropriate:

For all resale and refinance information please go to <https://www.homewisedocs.com>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 10th day of September, 2021.

Pecan Grove Estates Homeowner's Association, Inc.,
a Texas non-profit corporation

By: _____

Printed Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of September, 2021, by Beverly Cogilan, Managing Agent of Pecan Grove Estates Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

F/ManagementCertificates/2021PecanGroveEstates

